



Town of Monson Planning Board
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TOWN CLERK, MONSON, MA

MONSON PLANNING BOARD

MINUTES FOR TUESDAY OCTOBER 19TH, 2021

Meeting Called to Order at 7:00pm

Board Members in attendance: Craig Sweitzer, Paul Hatch, Kevin Haley and Marilyn Gorman
Fil and Tara Hengeveld

Members Absent: Karen King

Present : Dan Laroche

Clerk : Penny Gustafson

7:01 P.M. - On the application of Dish Wireless, LLC for a Site Plan Review as provided by Section 6.14, Wireless Communications Facilities Regulations of the Monson Zoning Bylaws. The applicant proposes to install antennas, ancillary tower and ground equipment at an unmanned facility with no change to the structure height or ground space at 127 Hovey Road, Monson, MA, Map 45 Parcel 007Z, owned by Crown Castle, in the Rural Residential district. This discussion included but was not limited to:

Tim Green presented the project to the Board

- Dish wireless will collocate on the tower
- The changes will occur at a height of 118 feet
- The equipment pad is 8ft x 10ft. in a fenced enclosure.

Craig Sweitzer asked if there would be any changes in sound from a generator.

Tim Green said there will be no changes.

Dan Laroche stated that he talked to the Chief of Police. The Chief of Police would like to coordinate with Dish Wireless to have changes make to their equipment in conjunction with this project.

Paul Hatch stated that there is no property plan but that can be waived for this project.

With no further questions/comments from the Public or the Board.

Paul Hatch motioned to close the Public Hearing, seconded by Tara Hengeveld. Voted 5-0

Public Hearing was closed at 7:08pm

Paul Hatch motioned to approve the Site Plan as proposed, seconded by Kevin Haley. Voted 5-0

7:10 P.M. - On the application of Dish Wireless, LLC for a Site Plan Review provided by Section 6.14, Wireless Communications Facilities Regulations of the Monson Zoning Bylaws. The applicant proposes to install 3 antennas, 1 Tower Platform Mount 6 RRHs 1 OPV 1 Hybrid cable to be installed on the existing tower. The ground work will consist of installing 1 metal platform, 1 Ice Bridge, 1 PCC Cabinet, 1 Equipment Cabinet, 1 Power & Teleco Conduit, 1 Telco Fiber box, 1 GPS unit, 1 Fiber Nid at 91 Cedar Swamp Road, Monson, MA, Map 102 Parcel 002, owned by Manson Materials/American Tower, in the Rural Residential district.

This discussion included but was not limited to:

Keenan Bren presented the project to the Board

- The tower is 150ft in height and the work will occur below the 150 ft mark.
- They plan to install 3 antennas
- Installation of 6 radio heads
- There is an existing 8ft x 10ft platform

Craig Sweitzer asked if there will be any changes to color, noise or signage.

Keenan Bren said that there will be no changes and all equipment is in a fenced in area.

Paul Hatch stated that there is no property plan but that can be waived for this project.

Dan Laroche inquired about the weight of the equipment.

Keenan Bren stated that a structural engineer will certify that the additional weight will not be a concern.

With no further questions/comments from the Public or the Board.

Kevin Haley motioned to close the Public Hearing, seconded by Paul Hatch .Voted 5-0

Public Hearing was closed at 7:19pm

Craig Sweitzer motioned to approve the Site Plan as proposed, seconded by Paul Hatch.
Voted 5-0

7:20 P.M. On the application of CPD Group Management Corp. for Site Plan Approval under section 7.4 of the Monson Zoning Bylaws for a proposed gas station redevelopment and for a Special permit for Stormwater Management under section 6.19.4 of the Monson Zoning Bylaws. The applicant proposes a gas station redevelopment at 27 Palmer Road, Monson, MA, Map 112 Parcel 90, owned by Leemilt's petroleum Inc. / Getty Realty Corp., in the General Commercial district and the Special permit for Water Supply Protection District under section 4.2 of the Monson Zoning Bylaws. This discussion included but was not limited to:

Paul Hatch disclosed he was one of the engineers that responded to the gas leak in 1988-1990.

Joe Peznola presented the project to the Board

- Rebuild a larger (2,200 sq. ft.) convenience store, the existing is approximately 900 sq. ft.
- Install 4 self-serve gasoline pumps
- Add a canopy over the gasoline pumps
- Redesign the entrance/exit to make 2 smaller curb cuts
- The proposed cuts will require fuel tanker trucks to enter/exit in a specific route.
- The area will have need a slight regrade to accommodate the 3 catch basins for storm water
- The catch basins will filter 90% of oil/grease
- Appropriate landscaping will be added so that it doesn't create safety obstructions

Dan Laroche inquired when the last time the gasoline pumps were used.

Joe Peznola said the pumps were last used in 2017-2018, however it was not the Owners intent to discontinue the use. They are working with the Building Commissioner to obtain a letter in relationship to this issue.

Brad Robbins asked when the remediation end.

Joe Peznola stated that it ended in 2019.

Craig Sweitzer stated that a 3rd party needs to review the water supply/ storm water management and also have them weigh in on traffic flow. Tighe & Bond was contacted to perform a Peer Review Service.

Paul Hatch asked about an erosion plan.

Joe Peznola said that the contractors will be made aware of the sites sensitivity.

Kevin Haley asked what the size of the basins will be.

Joe Peznola said the basins are 3ft and are designed to handle 100 year storm event with a draw down time of less than 72 hours.

Scott Flagg questioned the property line and location. It was also stated that the property line is on the fence line.

Craig Sweitzer said that that is between the abutters and they would have to hire a land surveyor. Joe Peznola requested a 30 day extension.

Paul Hatch motioned to approve the 30 day extension, Craig Sweitzer seconded. Voted 5-0
Continued to November 16th, 2021

8:05pm – Public discussion pertaining to the draft as it relates to Adult Cannabis use Bylaw.
This discussion included but was not limited to:

- Discussion about Section 3B iv 2
- Discussion about using Marijuana vs Cannabis
- Discussion about growing in residential areas
- Discussion about a Public Hearing on January

Continued to December 21st, 2021 to discuss a date for a Public Meeting January.

Dan Laroche spoke about America Recovery Plan Act (ARPA). Dan Laroche is working with the Town Administrator to get more things done in the Town by utilizing the ARPA Funds.

Other Business:

Paul Hatch motioned to approve the Minutes from September 21st, 2021, 2nd by Kevin Haley.
All in favor 5-0

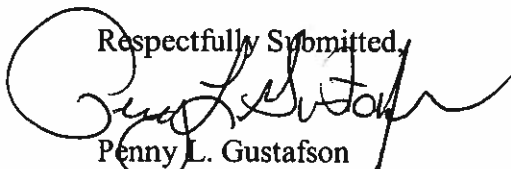
Bill Schedule for U.S. Postal Service (\$35.16) signed by the Board

Bill Schedule for Turley Publications, Inc. \$142.07, \$122.69, \$118.82 (\$383.58) signed by the Board

Correspondences were reviewed by the Board

Paul Hatch motioned to adjourn the meeting, 2nd by Tara Hengeveld. All in favor 5-0.
Meeting adjourned at 9:01pm

Respectfully Submitted,



Penny L. Gustafson
Planning Board Clerk